Questions to Gov't:

I. **Fort Wainwright**

A. CHPP

1. Concerning the system deficiency of the lack of insulation on the steam lines, is this problematic system-wide or is it localized to certain areas?

   This problem is throughout the distribution system and thus is a system wide problem.

2. The utilidors for all utility systems seem to be included with the CHPP portion of the RFP. Does this mean that the replacement cost for the utilidors should be included with the CHPP? If so, is this the case even for utilidors containing only water and wastewater lines?

   Yes, all utilidors regardless of content are associated with the CH&PP and should be costed as such.

3. What is the average depth of direct-buried pipe?

   The average depth of direct-buried pipe is 6'.

B. **Water**

1. How many building services are currently active that require meters?

   For Wainwright, all buildings with water service (see utilities study maps) require water metering.

2. There are no backflow prevention devices listed in the system inventory and the demarcation table in the J Attachment is confusing. Are backflow prevention devices included in the privatization? If so, then please provide a quantity, size, and type.

   This is a facility function, not a utility function thus is not a part of the utility privatization.

3. When was the last cross-connection study performed and will a copy be made available?

   Study was done prior to the installation of the back-flow preventers, but this information is currently unavailable.

4. Will the latest system by the State be made available for review?

   What system? This question is unclear.

5. The 10" force main described in Section J12.2.1.1.1 is said to need replacement in the future. However, it is not listed as a system deficiency. Should it be? There are other replacement described in the same section that are similar. Are they system discrepancies?

   These wastewater items are not thought to need immediate replacement like those systems listed in table 13.

6. Is the direct-buried piping heat traced? If so, then with electric or steam?

   In the main cantonment area, the water lines where traced are done so with steam. In the remote installations, electric is used for tracing.

7. What is the average depth of direct-buried pipe?

   6'.

8. The text on page J11-7 indicates that there are 19 raw water wells to be included in the privatized system. However, table 4.2 only includes 16 wells. Please clarify the quantity of wells to be included in the privatized system.

   There are 19; 3 were missing bldg. 3594 @ 400gpm, 1172 at 25 gpm and 1173 at 9 gpm.

9. The J11 Attachment indicates that there are individual water treatment systems at the "hospital, golf course, clinic, Ammo Supply Points, DRMO, Ski Hill (water and sewer systems), and the ranges along with those at Bolio Lakes and Black Rapids
   a. Are there multiple Ammo Supply Points that have their own water treatment systems, and if so, how many?

      As listed in section J.

   b. Are there multiple ranges that have their own water treatment systems, and if so, how many?

      As listed in section J.

   c. Please provide more detail regarding the size, capacity, and processes used for these individual water treatment systems.

      Info provided in Wainwright Technical Library.

10. The text on page J11-11 indicates that there are 300 hydrants to be included in the privatized system. However, tables 6.1 and 6.2

only include 278 hydrants. Please clarify the quantity of hydrants to be included in the privatized system.

There are approximately 300 hydrants on Wainwright. This is a moving target due to construction.

11. The inventory provided does not include any valves or manholes. Are these items to be excluded from the privatized system? If not, then what is the quantity of each that is not included in the utilidor inventory?

There are approximately 1,500 valves ranging from 3/8" to 24", 435 utilidor manholes, 1150 steam traps and strainers and 600 gauges. All these items are included in the inventory and as part of the distribution system are subject to the privatization. All items necessary for utility distribution are included.

12. Please confirm that there are no pump stations outside of the water treatment plant to be included in the privatized system.

There are no outside "booster" pump stations on the distribution system other than the emergency diesel powered standby wells which feed directly into the system.

13. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

If by "services" the question is referring to the "laterals" to the individual buildings then these are included in the inventory and should be covered by the overall lengths of piping that is shown on prints in the technical exhibits. See the "points of demarcation" in Section J.

C. **Wastewater**

1. The galvanized pipe in the old housing area is described to be in poor condition and in need of replacement in the system deficiencies. The quantity cannot be determined from the system drawings supplied. Please supply the quantity of this pipe, by size that needs replacement.

The Basic Information Maps (BIM's) do indicate size and material of piping as well as the Corps of Engineers survey maps. The worst area for galvanized sewer lines in housing areas are along Spruce and Pine St. which are 8" lines that flow into the 12" line on 601st St. Roughly 3000 linear feet in this area of the combined lines.

2. The following questions pertain to Table 3 of Section J12.2.1.1.2:

   a. The note at the bottom of the table states that some of the lift stations listed are internal to facilities and are excluded from privatization. Which of the lift stations are internal to facilities?

      There are eleven lift stations which are located in buildings on the list (as indicated with an asterisk * and also by the comment "in building" in the location column.

   b. Is additional information available relating to the quantity of pumps for those lift stations described with a "?"?

      There are 2 pumps in the each lift station indicated by "?"

   c. What is the horsepower/gallons per minute rating of the pumps/motors for each lift station?

Location (Bldg. #'s)	Horsepower	GPM
1002	7.5	850
1056	5	350
1026	3	300
BY 1576 (in utilidor)	1	60
2201	1	60
3403	2 & 7.5	300, & 800
3724	2 & 7.5	600 & 1300
4162	3 & 7.5	200 & 750
1541	2	150
2201	1	80
3403	2 & 7.5	300 & 800
4162	3 & 7.5	300 & 800
3724	3 & 10	600 & 1400
West of 2295	2	200
East of 3440	2	200
PMP 507	15	912
PMP 500	Steam operated ejectors	150
PMP 501	5	600
PMP 502	Steam operated ejectors	300
Miheil Ave. @ Luzon (S. 3440)	Steam operated ejector	150

3. What is the point of demarcation for discharge to Golden Hart Utility?

   Point of demarcation for the discharge to GHU is at Lift station #42.

4. Who owns or would own the effluent discharged into the Golden Hart Utility lift station?

   The new owner (winning bidder) of privatization.

5. Is the direct-buried piping heat traced? If so, then with electric or steam?

   Direct buried sewer mains are not heat traced

6. What is the average depth of direct-buried pipe?

   Depth varies with slope but average starting depth would be 5 feet.

7. The inventory provided does not include any manholes; however, J12-7 states “manholes are generally located at junction areas for tie-ins to other lines or to provide services…” Please clarify whether the Government intends to include manholes in the privatized system and, if so, are all manholes included in the utilidor inventory?

   Manholes are included and are indicated on the prints included in the technical exhibits.

8. Gaffney Road to Lift Station PMP-507 is identified in the text of the J12 Attachment as a deficiency; however, it does not appear in the system deficiency table. Can the Contractor assume that this has been corrected or that it will be corrected prior to the transfer of the system?

   The 18” sewer main from the north side of FTW to the pump station PMP 507 is in need of repair (replace or liner) as well as the 10” from PMP 507 to the point of connection with the 28” buried main at Neely Rd. This has NOT been repaired at this time.

9. J12-8 includes 10 conclusions from the system model completed in 2002. Can the Contractor assume that these items have been corrected if they are not included in the system deficiency list?

   No.

10. J12-11 states that there are 29 lift stations; however, the inventory table only includes 25. Please clarify the number of lift stations to be included in the privatized system.

There are 20 lift stations that will be included in the privatized system.

11. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

"Services" are considered laterals and are included in the total lineal footage of wastewater collection/distribution without including current construction.

II. Fort Greely

A. CHPP

1. The utilidors for all utility systems seem to be included with the CHPP portion of the RFP. Does this mean that the replacement cost for the utilidors should be included with the CHPP? If so, is this the case even for utilidors containing only water and wastewater lines?

Yes, and yes again.

2. All system deficiencies except the one pertaining to utilidor asbestos have completion dates of either 2005, 2006, or 2007. Does this mean these deficiencies will be corrected before privatization occurs?

They may be. If not, the work will become part of the privatization effort. The offeror should include these projects in their proposal and if they have been completed prior to contract award, they will be removed by amendment.

3. The inventory tables in the J Attachment list several system assets such as sumps, valves, expansion joints, etc. with no quantity or description. Can any additional information be supplied for these items?

Exactly what items do you need information about? All available information has been provided to the best of the Government's ability. Please submit a specific question regarding this and we will attempt to answer it, but otherwise the information will continue as it stands.

4. Where do the utilidor sumps discharge?

The utilidor sumps discharge to the Post sewer line.

5. What is the average cover (distance from top of ground to top of utilidor) for the utilidors?

The average is 3-4 feet.

B. Water

1. All system deficiencies have completion dates of either 2005 or 2007. Does this mean these deficiencies will be corrected before privatization occurs?

They may be. If not, the work will become part of the privatization effort. Again, please include these as part of the proposal and they will be removed if necessary, but the Government would rather be able to see a "total" price with these projects included instead of adding these projects in later.

2. Does the Building List in the Technical Library contain all building services? If not, then how many building services are currently active that require meters?

The building list should identify all the services required.

3. There are no backflow prevention devices listed in the system inventory and the demarcation table in the J Attachment is confusing. Are backflow prevention devices included in the privatization?

All backflow prevention devices are included in privatization. We are currently looking into the number and types and this will be posted in our next set of questions and answers.

4. When was the last cross-connection study performed and will a copy be made available?

The last study was in May 1999. No copies are currently available. Copies will have to be burned.

5. Will the latest system by the State be made available for review?

The Government is unsure as to what system the question is referring.

6. Is the direct-buried piping heat traced? If so, then with electric or steam?

The steam line is placed between the water and waste water lines.

7. What is the average depth of direct-buried pipe?

6-8 feet

8. How many building services are currently active that require meters?

Currently all building services are active and require meters.

9. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

The service pipe should be considered part of the pipe inventory.

C. Wastewater

1. Both system deficiencies have completion dates of 2007. Does this mean these deficiencies will be corrected before privatization occurs?

Again, please include these as part of the proposals as exact date for contract award is unknown as will be the status of these projects. If the projects have been completed, they will be removed by amendment, but the Government would rather have a "complete" cost instead of adding bits and pieces in later.

2. How many pumps/motors are in each of the two lift stations described? What is the HP rating of these?

Two pumps in each lift station. Bld. #638 10 HP, Bld. #501 2.5 HP and north post 10 HP.

3. Is the direct-buried piping heat traced? If so, then with electric or steam?

The steam line is located between the water and waste water lines.

4. What is the average depth of direct-buried pipe?

6-8 feet.

5. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

   The service pipe should be considered part of the pipe inventory.

III. Fort Richardson

A. Water

1. In the inventory table, water assets for the Seward Military resort were not specifically identified. Is the Seward Military resort excluded from privatization?

A map of Seward Military Resort was provided in the Technical Library. Please use this information to determine water assets. Facility and Appendage descriptions in the Technical Library also specifically identifies water distribution.

2. What is the average depth of direct-buried pipe?

The average depth of burial for the water distribution system is 10 feet.

3. At the water treatment plant, the J Attachment states the Government will replace the filter media. However, this is listed as a system deficiency. Will this be done before privatization or will bidders need to include this project in their proposal?

The government has identified this as a high priority item but unfortunately has been unable to fund this system deficiency. If possible the government will affect this repair before privatization but this can not be guaranteed. Please address this repair in your proposal and if the Government is able to address this requirement before award it will simply be removed from the contract through modification or amendment.

4. The J Attachment references 2001 water study list of deficiencies, but this study could not be found in the technical library. Will it be supplied? If not, then what are these deficiencies?

This is part of the technical library and can be found by using the link furnished on the read me document under the Planned Projects Section. The link is titled "Water Tank Inspection". Sorry for the confusion.

5. The Ship Creek Dam and dam reservoir are mentioned in the J7 Attachment, but not in the inventory table. Is it the Government's intention that these items be included in the privatized system?

These items are included as part of the privatization and should be included in proposals. The Plant Facilities in the Technical Library also lists these items.

6. The SCADA system is mentioned in the J7 Attachment. Is it the Government's intention to include this SCADA system in the privatized system?

The SCADA system described in the subparagraphs of J.7.2.1.1 is included in the privatized system.

7. When was the last cross-connection study performed and will a copy be made available?

Cross-Connection inspections are performed by contract and are performed quarterly. The results of these inspections are available for review in hard copy at the Fort Richardson Technical Library, Building 730. In addition the final report of a cross-connection study performed by Montgomery Watson in October of 2000 has been made available on the Fort Richardson web-site.

8. Will the latest system by the State be made available for review?

No

9. How many building services are currently active that require meters?

There are approximately 52 existing facility water services with meters and an estimated 539 without. This information as well as more detailed information can be found in the technical library under the Information section of the "Read me" document link Water Secondary Meter Requirement Estimate.

10. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

All services are included in the privatized system to points of demarcation indicated. Known lengths and sizes have been provided in the technical library and can be obtained by use of the Maps provided.

B. Wastewater

1. What is the average depth of direct-buried pipe?

The average depth of burial for the wastewater collection system is 8 feet.

2. No services were identified in the inventory provided. If it is the Government's intention to include services in the privatized system, was this service pipe included in the pipe inventory table? If not, then please provide an estimated quantity of services to be transferred and an estimated length per service.

All services are included in the privatized system to points of demarcation indicated. Known lengths and sizes have been provided in the technical library and can be obtained by use of the Maps provided.

C. Natural Gas

1. What is the material used for the natural gas distribution piping? What is its age?

Material and pipe sizes are included in the technical library and an average age has been included in section J.

2. What is the average depth of the distribution piping?

The natural gas depth of bury ranges from 18 to 36 inches depending on location and code requirements.

3. Is the distribution piping cathodically protected?

Steel lines are not cathodically protected.